



## BEAUTIFUL APARTMENT WITH SEA VIEW A ALMADRAVA ROSAS

This very beautiful apartment is located in the highly sought-after Almadrava neighborhood in Roses, 150 meters from the paradisiacal beach of the same name. On the ground floor, with no stairs or steps to climb to access this small peaceful condominium, it faces southwest with a view of the Mediterranean, ensuring consistent sunlight. It also has the particularity of being at the corner of the residence for maximum brightness from morning to evening and therefore has only one neighbor. Spread over 58 square meters of usable space + terrace, it includes an entrance hall, 2 double bedrooms with built-in wardrobes, a bathroom with a walk-in shower and window, and finally a living room opening on to the 5 m<sup>2</sup> terrace, with no overlooking neighbors except for the sea view.....

Recently restored with a lot of taste, all that remains is to settle in and enjoy the Mediterranean pleasures because the features of this very beautiful property are of high quality and will allow you to live there all year round or during the summer season, such as reversible air conditioning, PVC double-glazed windows, a fully equipped kitchen, new tiled floors, a new front door, etc... and it should be noted that the entire property is sold with its furniture.

To complete all the necessary information, this property has a private parking space essential for daily life but also includes a private 5 m<sup>2</sup> cellar under the apartment, very useful all year round.

This exceptional property, cherry on the cake, is for sale with its Official Tourist License, which is always a major asset, whether one wants to generate summer rental income or not. It is certainly an added value.

A priority visit, especially in this privileged neighborhood that continues to increase in value...

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| Transaction       | Sale   |
| Category          | Flat   |
| Situation         | Avenida Jose Diaz Pacheco,<br>Roses, Alt Empordà |
| Built area        | 63 m <sup>2</sup>                                |
| Occup. cert.      | CHG00858116001                                   |
| Condition         | Restored   |
| Rooms             | 2  |
| Bathrooms         | 1 bathroom                                       |
| Parking           | Yes  |
| Washing machine   | Yes  |
| Utility room/area | Yes  |
| Terrace           | 5 m <sup>2</sup>                                 |
| Central heating   | Yes  |
| Air conditioning  | Yes  |
| Furnished         | Yes  |

339.000 €

